012.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,300 /	933,300
					USE VALUE:	933,300 /	933,300
					ASSESSED:	933,300 /	933,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELIADES NESTOR
Owner 2:	
Owner 3:	
Street 1:	162 FRANKLIN STREET
Street 2:	
Twn/City:	READING
St/Prov:	MA Cntry: Own Occ: N
Postal:	01867 Type:

PREVIOUS OWNER

Owner 1:	ELIADES STAMATIS -
Owner 2:	ELIADES NESTOR -
Street 1:	18 WAGON WHEEL ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2364 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5250.000	471,300		462,000	933,300
Total Card	0.121	471,300		462,000	933,300
Total Parcel	0.121	471,300		462,000	933,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.80 | /Parcel: 394.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 9181

GIS Ref

GIS Ref

Insp Date 02/10/18

!1161!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	471,400	0	5,250.	462,000	933,400	933,400	Year End Roll	12/18/2019
2019	104	FV	365,600	0	5,250.	490,900	856,500	856,500	Year End Roll	1/3/2019
2018	104	FV	365,600	0	5,250.	358,100	723,700	723,700	Year End Roll	12/20/2017
2017	104	FV	342,600	0	5,250.	311,900	654,500	654,500	Year End Roll	1/3/2017
2016	104	FV	342,600	0	5,250.	265,700	608,300	608,300	Year End	1/4/2016
2015	104	FV	304,700	0	5,250.	259,900	564,600	564,600	Year End Roll	12/11/2014
2014	104	FV	304,700	0	5,250.	213,700	518,400	518,400	Year End Roll	12/16/2013
2013	104	FV	317,300	0	5,250.	203,300	520,600	520,600		12/13/2012

PRINT

Date	Time
12/10/20	16:49:52

LAST REV

Date	Time
03/05/18	09:10:03
ekelly	
1161	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELIADES STAMATI	34035-267		11/13/2001	Family	1	No	No		
GOGAN MARTHA	27787-250		10/21/1997		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
8/15/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	9181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09416246
Const Adj.:	0.99732524
Adj $ / SQ:	185.510
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640413
Depreciation:	169069
Depreciated Total:	471344

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

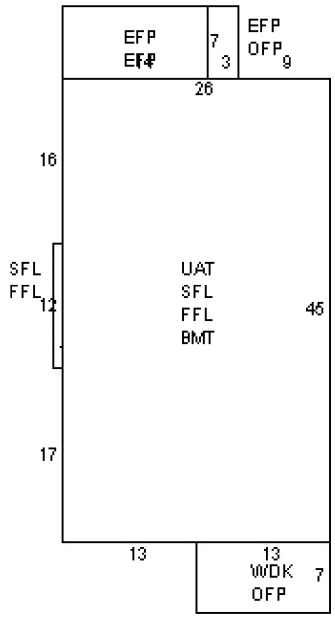
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	185.51
Special Features:	0	Val/Su Net:	110.97
Final Total:	471300	Val/Su SzAd	199.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,182	185.510	219,273
SFL	Second Floor	1,182	185.510	219,273
BMT	Basement	1,170	55.650	65,114
UAT	Upper Attic	293	74.200	21,705
EFP	Enclos Porch	217	39.660	8,607
OFP	Open Porch	112	31.150	3,489
WDK	Deck	91	15.960	1,452

Net Sketched Area: 4,247 | Total: 538,913

Size Ad | 2364 | Gross Are | 5124 | FinArea | 2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

012.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: